

ORDINANCE NO. O2014-23

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
AMENDING SECTION 3.16 MOBILE HOME PARKS,
SECTION 5.5 IMPROVEMENT PLAN SUBMITTAL
REQUIREMENTS, SECTION 5.6 FINAL PLAT SUBMITTAL
REQUIREMENTS, SUBSECTION 6.2(C) POTABLE WATER
SYSTEM DESIGN, AND SECTION 8.2 PLANNED
DEVELOPMENTS, OF THE LAND DEVELOPMENT
REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA;
PERTAINING TO MOBILE HOME PARK PERIMETER
SETBACKS, PERFORMANCE BOND REQUIREMENT
TIMING DURING THE SUBDIVISION PROCESS,
UNIFORM STANDARDS FOR THE PAINTING OF FIRE
HYDRANTS IN ACCORDANCE WITH THE NATIONAL
FIRE PROTECTION ASSOCIATION (NFPA) STANDARD
291, "RECOMMENDED PRACTICE FOR FIRE FLOW
TESTING AND MARKING OF HYDRANTS," 2013 EDITION,
AND PLANNED DEVELOPMENT PROCEDURES FOR THE
HEARING OF PLANNED DEVELOPMENT CASES;
PROVIDING FOR CODIFICATION; PROVIDING FOR
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City wishes to clarify the intent of subsection 3.16(C)(6) as applying to mobile home park perimeter setbacks within the Land Development Regulations;

WHEREAS, the City wishes to delete subsection 5.5(D)(10) of the Land Development Regulations requiring a performance bond at the Improvement Plan stage of the Subdivision process;

WHEREAS, the City wishes to insert subsection 5.6(C)(2) *Performance Bond* into the Land Development Regulations requiring a performance bond at the Final Plat stage of the Subdivision process and renumbering the balance of subsection 5.6(C);

WHEREAS, the City wishes to modify subsection 6.2(C)(12) to provide uniform standards for the painting of fire hydrants in accordance with NFPA 291 pertaining to hydrant marking;

WHEREAS, the City wishes to modify section 8.2 removing language to bring the section into accordance with the overall intent and practice of reviewing planned developments; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the City Commission of Wildwood, Florida, as follows:

SECTION 1. The amendments to section 3.16 *Mobile home parks* of the Land Development Regulations are shown with ~~strikethrough~~ for deletions and underline for additions and include:

(C) The following requirements are for mobile home parks having a common real property ownership and renting lots to individual tenants. Mobile home parks that execute private ownership agreements must also follow these requirements.

(6) ~~Yard requirements~~Mobile Home Park Perimeter Setbacks. In addition to the individual lot setbacks required in Table 3-4: Density, Intensity, and Lot Standards. Mobile home ~~lot parks~~ shall have the following ~~yard requirements~~park perimeter setbacks:

- (a) Front: 35 feet.
- (b) Side: 25 feet each side.
- (c) Rear: 25 feet.

SECTION 2. The amendments to section 5.5 *Improvement Plan submittal requirements* of the Land Development Regulations are shown with ~~strikethrough~~ for deletions and underline for additions and include:

(D) Additional analyses. The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 5.4(C).

(10) ~~Performance Bond. A The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements, where facilities are to be conveyed to the City, by filing a performance bond or bonds executed by an approved surety company in the amount of 120 percent of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided.~~

SECTION 3. The amendments to section 5.6 *Final Plat submittal requirements* of the Land Development Regulations are shown with ~~strikethrough~~ for deletions and underline for additions and include:

(C) Additional required submittals. This approval of the final plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Engineer or Public Works Director and City Attorney as appropriate.

(2) Performance Bond. The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements, where facilities are to be conveyed to the City, by filing a performance bond or bonds executed by an approved surety company in the amount of 120 percent of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided.

(23) Maintenance bond. In all cases where public improvements are installed, a two-year maintenance bond in the amount of 20 percent (20%) of the construction costs must be submitted. In lieu of a surety, a cashier's check or certified check may be used as the form of guaranty when accompanied by a maintenance bond agreement. The amounts of the performance and maintenance bond must be approved as adequate by the Public Works Director and/or the City Engineer. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the maintenance bond. The City will inspect the public improvements and issue a determination of any public improvements covered by the bond that are in need of repair. Upon verification that all repairs have been made, the City will release the maintenance bond.

(34) Preliminary concurrency determination. An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(45) Covenants. Any protective deed covenants to be placed on the property shall be notarized and in a form suitable for recording.

(56) Title certificate. A certificate of ownership, signed by a licensed attorney-at-law or an abstract company, in accordance with Florida statute in a form approved by the City Attorney.

(67) Letters of service. Letters will be submitted by all appropriate utility companies stating that all easements are adequate.

(78) HOA documents and/or maintenance agreement. An agreement outlining the supervision and maintenance of all common areas within the subdivision.

(89) Permits. Copies of all applicable permits (i.e. driveway, SWFWMD, County, FDOT, etc) shall be provided.

(910) Agreement. No plat shall be approved without an executed developer's or development agreement, if such agreement is required by the City Manager.

SECTION 4. The amendments to subsection 6.2(C) *Potable Water System Design* of the Land Development Regulations are shown with ~~strikethrough~~ for deletions and underline for additions and include:

6.2 (C) Potable water system design.

(12) Fire hydrants to be in full compliance with AWWA specification NO. C-502-54 or latest revision thereto. Hydrants to be compression type as manufactured by Kennedy Muller or approved equal, factory painted red, and are to be equipped with one 4 ½ inch steamer nozzle and two 2 ½ inch hose nozzles (nozzle threads to be National Standard). All hydrants to be traffic models with two piece barrels and stems and with breakaway joints, dry top design and 5 ¼ inch main valve opening.

(a) All fire hydrants will be color coded after flow testing to indicate the gallons per minute available from the hydrant. The color coding will be consistent with the color coding described in NFPA 291, "Recommended Practice for Fire Flow Testing and Marking of Hydrants," 2013 edition as reproduced in subsection (b), below.

(b) Specific bonnet color codes based on gallonage

i. Class AA	1500 gpm or greater	light blue
ii. Class A	1000 to 1499 gpm	green
iii. Class B	500 to 999 gpm	orange
iv. Class C	499 gpm or less	red

(c) Fire hydrants will have the appropriate color for the available gpm applied to the bonnet (top) as described in subsection 6.2(C)(12)(b), above. The barrel of the hydrant will be painted chrome yellow for municipal water systems and red for private hydrants.

SECTION 5. The amendments to section 8.2 *Planned Developments* of the Land Development Regulations are shown with ~~strikethrough~~ for deletions and underline for additions and include:

8.2. Procedure.

(E) Planning and Zoning Board. The Planning and Zoning Board shall hold a duly noticed public hearing to consider the application for planned

~~development no sooner than 30 days from the final Project Review Committee meeting date.~~ The Planning and Zoning Board shall review the proposed amendment and make recommendations to the City Commission in accordance with section 3.3(B)(3) of this Code.

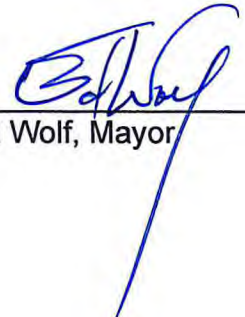
SECTION 6. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

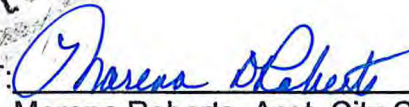
SECTION 7. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 8. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED this 28th day of April, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

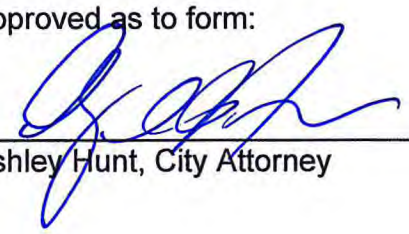

Ed Wolf, Mayor

ATTEST: 
Marena Roberts, Asst. City Clerk

First Reading: April 14, 2014

Second Reading: April 28, 2014

Approved as to form:


Ashley Hunt, City Attorney